

4.0 ENVIRONMENTAL COMMITMENTS

TABLE 4-1
IMPACTS AND MITIGATION
(Mitigation Is Noted in Bolded Text)

	NO ACTION	PROPOSED ACTION	MODIFIED ACTION
BIOLOGICAL RESOURCES			
Vegetation Resources	No impact beyond current conditions.	Clearing native vegetation on State Trust Land which would be acquired by Scottsdale and the 5-acre parcel (approximately 60 acres)	Clearing native vegetation on State Trust Land which would be acquired by Scottsdale and the 5-acre parcel (approximately 50 acres).
General Wildlife	No impact beyond current conditions.	Habitat loss from the clearing of native vegetation on State Trust Land and the 5-acre parcel (approximately 73 acres). City of Scottsdale will salvage saguaros, barrel cacti, and mature ironwood, paloverde, and mesquite trees for reuse on site after coordination with Reclamation.	Habitat loss from the clearing of native vegetation on State Trust Land and the 5-acre parcel (approximately 62 acres). City of Scottsdale will salvage saguaros, barrel cacti and mature ironwood, paloverde, and mesquite trees for reuse on site after coordination with Reclamation.
Threatened or Endangered Species	No impact.	Same as No Action.	Same as No Action.
EARTH AND WATER RESOURCES			
Soils	No impact beyond current conditions.	Negligible impacts from construction.	Same as Proposed Action.
Groundwater and Subsidence	No impact.	Same as No Action.	Same as No Action.
Floodplains	No impact.	No impact – Floodplain use permit and strict earthwork guidelines to be adhered to in design and construction.	Same as Proposed Action.
Drainage/ Stormwater	No impact beyond current conditions. Regardless of the alternative selected, Reclamation intends to investigate the ponding of water within low areas just north of the Thompson Peak Parkway Bridge, which presently occurs after storm events. Reclamation will determine what, if any, remedial action(s) should be taken to rectify the	Engineered retention pond at east end of polo field may be subject to longer periods of inundation after rainstorms. This water could become a habitat for mosquitoes. Phase I NPDES permit will be obtained and BMPs developed. Develop BMPs for addressing mosquito habitat on-site.	Same as Proposed Action.

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	drainage problems in this area. Reclamation will then work with Scottsdale to ensure these remedial actions are implemented.		
AIR QUALITY			
O ₃ , CO, VOCs, NOx, SO ₂	No impact beyond current conditions.	Same as No Action.	Same as No Action.
Fugitive Dust including PM ₁₀ and PM _{2.5}	No impact beyond current conditions.	Dust emissions are probable; however, would be below regulatory levels. Dust will be controlled to comply with MCESD Rule 310. SIP Conformity Analysis conducted, if necessary.	Same as Proposed Action.
Odors and Gaseous Fumes	No impact beyond current conditions.	Odors are possible. Odors will be controlled in accordance with MCESD Rule 320 and BMPs.	Same as Proposed Action.
LAND USE			
General Land Use	No impact.	Changes in land ownership and use would occur; changes would be consistent with land use plans and zoning for the area.	Same as Proposed Action.
AESTHETIC/ SCENIC RESOURCES			
Lighting, Dust, and View Blockage	Minimal light spillage into off-site areas would occur from ongoing operations.	Short-term and adverse impacts on scenic resources would result from construction activities that require excavating, filling, and grading. The horse boarding facility would be visible from residential areas adjacent to the northeast and would potentially lead to blockage of views toward the southeast. Lighting impacts would be reduced due to covering walkways and arenas. WestWorld facilities will be designed and constructed to complement the natural surroundings and western theme, and the Scottsdale DRB would approve all building materials and colors.	Same as Proposed Action except, the horse boarding facility would not be built in this alternative and therefore would not block views toward the southeast.

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RECREATION			
Short Term	No impacts beyond current conditions.	Short-term and adverse impacts on recreation resources would result during construction activities if recreational uses and users were displaced temporarily. Scheduling to minimize displacement of recreational activities.	Same as Proposed Action.
Long Term	No impacts beyond current conditions. WestWorld would continue to be used primarily only during the fall, winter, and spring.	Enclosing and covering certain facilities would provide for year-round use (beneficial impact). More diverse types of events could be held at WestWorld, allowing for additional recreational uses (beneficial impact). Open space would be maintained through the WestWorld site to accommodate the trails through or adjacent to the site.	Same as Proposed Action.
SOCIOECONOMICS			
Social and Economic Conditions	No impact beyond current conditions.	Beneficial impacts to economic conditions of the area through direct and indirect financial gains.	Beneficial impacts to economic conditions of the area through direct and indirect financial gains; however, benefits would be reduced compared to the proposed action because the outdoor theater and horse boarding facility would not be built.
Environmental Justice	No impact.	Same as No Action.	Same as No Action.
TRANSPORTATION AND TRAFFIC			
Daily Routine Traffic Patterns	No impact beyond current conditions.	Same as No Action.	Same as No Action.
Special Events	Short-term and temporary impacts to traffic patterns in project area. Traffic management plans will continue to be implemented for special event activities.	Short-term and temporary impacts to traffic patterns in the project area are expected more often because of the expected increase in the number of special event activities at WestWorld. Traffic management plans will continue to be implemented for special event activities.	Short-term and temporary impacts to traffic patterns in the project area are expected more often (although less than with the Proposed Action) because of the expected increase in the number of special event activities at WestWorld. Traffic management plans will continue to be implemented for special event activities.

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NOISE			
Operational Noise	No impact beyond current conditions.	Noise associated with activities and events at the outdoor theater and possibly other facilities onsite, would potentially be noticeable to surrounding sensitive land uses. There would be a potential reduction in event-generated noise due to use of the multipurpose building Adherence to Scottsdale's Ordinance 455 Section 5.2808 will reduce noise intrusion to acceptable levels and will include noise sensitive design and placement of noise generating facilities, generation of an acoustical analysis report, administrative controls, and noise monitoring.	Noise associated with activities and events at some of the facilities onsite would potentially be noticeable to surrounding sensitive land uses. This alternative does not include the outdoor theater and therefore noise associated with events at the theater would not occur. Adherence to Scottsdale's Ordinance 455 Section 5.2808 will reduce noise intrusion to acceptable levels and will include noise sensitive design and placement of noise generating facilities, generation of an acoustical analysis report, administrative controls, and noise monitoring.
Construction Noise	No impact beyond current conditions.	Construction noise would most likely be noticeable to surrounding sensitive land uses but would be intermittent and temporary. Construction activities will be restricted between sunset and sunrise.	Same as Proposed Action.
CULTURAL RESOURCES			
General Cultural Resources	No impact beyond current conditions.	No impact. The 5-acre parcel will be surveyed prior to commencement of land disturbing activities and section 106 consultation completed as appropriate. If cultural resources should be discovered unexpectedly during construction or operation of the project, Scottsdale will notify Reclamation, and consulting parties will be notified within 48 hours.	Same as Proposed Action.